

Agenda Item 5A

Second reading and consideration of a motion to adopt Ordinance _____ designating the property at 891 12th Street as an individual landmark under the city's Historic Preservation Ordinance.

Applicant: Historic Boulder, Inc.

Owner: John Kirkland, 891 12th Street, LLC

Procedure For Quasi-Judicial Public Hearings

1. Staff presentation
 2. Applicant presentation
 3. Owner presentation
 4. Public hearing opened for public comment
 5. Applicant/Owner response
 6. Public hearing closed; City Council discussion
 7. A motion requires an affirmative vote of at least 5 Council members to pass motion.
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The City Council's Decision

- **Approve** the designation by Ordinance
- **Modify** and **Approve** by Ordinance
- **Disapprove** the designation

9-11-6(b) B.R.C., 1981

Landmark Designation

Criteria for Review 9-11-1 and 9-11-2, B.R.C., 1981

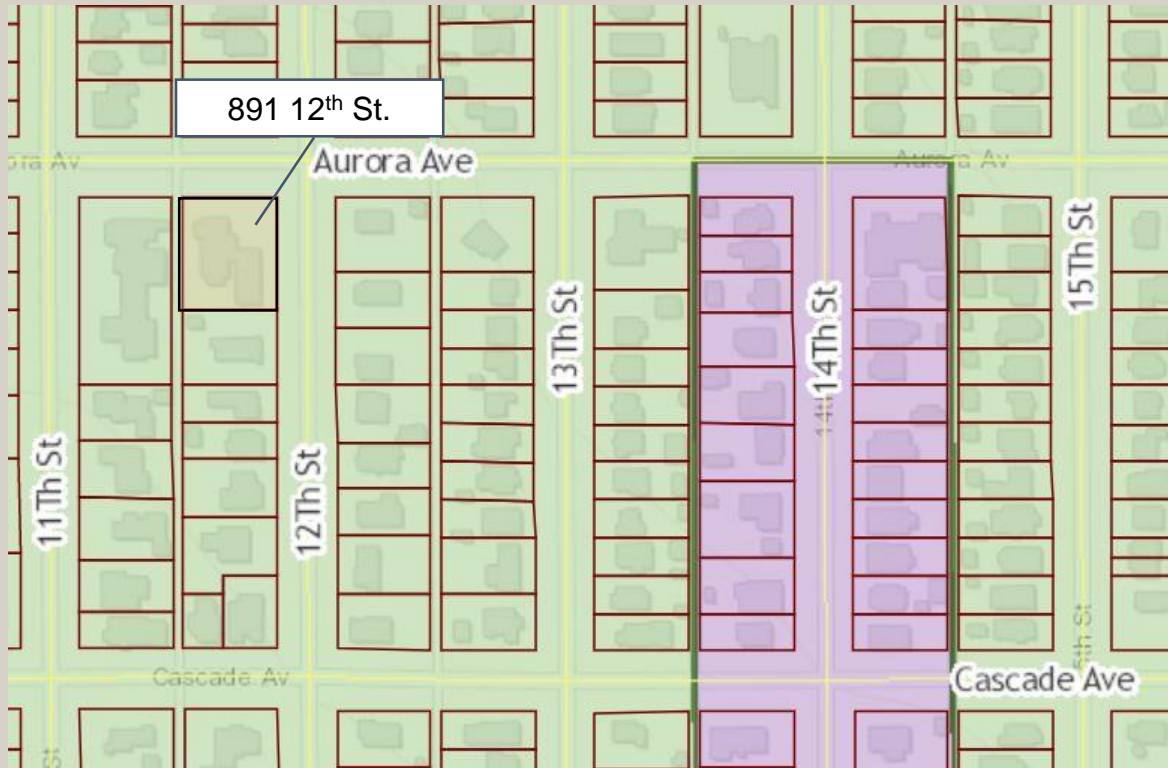
Whether the subject property meets the criteria for individual landmark designation and conforms with the purposes and standards of the ordinance, in balance with the goals and policies of the Boulder Valley Comprehensive Plan.

Criteria for Review 9-11-1 and 9-11-2, B.R.C., 1981

Protect, enhance and perpetuate buildings, sites and areas reminiscent of past eras.

Enhance property values, stabilize neighborhoods, promote tourist trade, and interest and foster knowledge of the city's living heritage.

PROPERTY LOCATION



Landmark Designation Process Timeline

- **July 19, 2019:** Landmark Designation application submitted by Historic Boulder, Inc.
 - **July 18, 2019:** Landmarks Board meeting, approximately forty people attended and nineteen people spoke in support of preservation of the Marpa House at 891 12th St.
 - **August 15, 2019:** Landmarks Board passes resolution initiating landmark designation of 891 12th St. pursuant to Section 9-11-3, Initiation of Designation for Individual Landmarks, B.R.C. 1981, finding it eligible for individual landmark designation.
 - **December 4, 2019:** Landmarks Board formally reviews Landmark application and forwards to the City Council with a recommendation to designate.
 - **February 14, 2020:** Landmark alteration certificate submitted for exterior changes to property.
 - **February 19, March 4, 2020:** Landmark design review committee review of plans.
 - **April 21, 2020,** Landmark alteration certificate Issued
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HISTORIC SIGNIFICANCE



1930s Photograph: Carnegie Library for Local History

- Constructed in 1923 for \$40,000 after designs by Fisher & Fisher Architects.
 - Associated with Sigma Alpha Epsilon and Zeta Beta Tau fraternities and Vajradhatu (later Shambhala International)
 - Important to the development of the community in establishing fraternity and sorority organizations associated with the university.
 - Historic survey in 1991 (Front Range Research Associates, Inc.) & 2001 (Barth & Ramsey).
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ARCHITECTURAL SIGNIFICANCE



1956 Architectural rendering:
Carnegie Library for Local History

- **Recognized Period or Style:** Mediterranean- Revival inspired design relates to buildings at the University of Colorado.
- **Prominent Architect or Builder:** Fisher and Fisher(1923)
Victor Langhart (1956).
- **Indigenous Qualities:** Use of locally quarried sandstone elements.



2019



2019

ENVIRONMENTAL SIGNIFICANCE

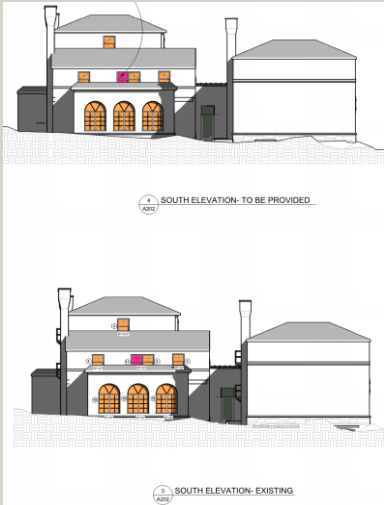


1920: Carnegie Library for Local History



2017

- **Site Characteristics:** Landscaping, including the use of sandstone retaining walls, exhibits a high quality of planned and natural vegetation.
- **Compatibility:** Designed in the context of its setting and stylistically relates to the emerging style of the University of Colorado that is sustained today.
- **Geographic Importance:** Familiar visual landmark in the University Hill neighborhood.
- **Area Integrity:** Located in potential University Hill Historic District.



RECOMMENDED LANDMARK BOUNDARY & NAME:



- Staff recommends that the boundary be established to follow the property lines of the 18,680 sq. ft. lot, consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.
- Staff recommends the property be known as the **SAE- ZBT-Marpa House**, recognizing the three organizations historically associated with the property.

Recommended Motion Language:

Motion to adopt Ordinance _____ designating the property at 891 12th Street to be known as the SAE-ZBT-Marpa House, as an individual landmark under the City of Boulder's Historic Preservation Ordinance

